



January 4, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Vice-Chairperson Hall
Invocation	Dean Thompson
Pledge of Allegiance	Brett McGuire
Quorum	Vice-Chairperson Hall
Election of Officers:	
Chairman-	
Vice-Chairman-	
Approval of Minutes for December 21, 2006	Chairperson
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson

Old Business

New Business

Final Plat..... Staff

1. **Bartram Trail III**, Bartram Ridge off of Columbia Road, Zoned PUD, 26 lots, 12.77 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
2. **Chastain Place I**, Chamblin Road, Zoned R-2 RCO, 84 lots, 27.85 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
3. **Chamblin Ridge II-B**, Chamblin Road, Zoned R-2 RCO, 38 lots, 12.13 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
4. **Village at Crossroads Revision**, Jimmie Dyess Parkway, Zoned C-2, 8 lots, 9.02 acres, *Commission District 2*. [Map] [Site Plan] [Staff Report]

Preliminary Plat..... Staff

Crawford Creek (Items 5 through 8): [Aerial] [Overall Site Plan]

5. **Brookhaven East Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 88 units, 11.254 acres, *Commission District 3*. [Site Plan] [Staff Report]
6. **William Smith Boulevard**, off of Hereford Farm Road, Zoned PUD, *Commission District 3*. [Site Plan] [Staff Report]
7. **The Oconee**, William Smith Boulevard, Zoned PUD, 45 lots, 20.36 acres, *Commission District 3*. [Site Plan] [Staff Report]
8. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3*. [Site Plan] [Staff Report]
9. **Amberley II Revision**, Riverwood Parkway, Zoned PUD, 78 units, 16.06 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Rezoning..... Staff



January 4, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

10. **Request to Initiate Rezoning** of Tax Map 071 Parcel 013B and a portion of Tax Map 071 Parcel 013 located at 4419 Hardy McManus Road and 1267 Fury's Ferry Road with a combined acreage of approximately 21.40 acres from S-1 to R-1, *Commission District 1*. [Map] [Staff Report]

Staff Comments Staff

Public Comments.....Chairperson

AdjournChairperson

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Ron Thigpen]	TBD
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairperson
District 4 [Lee Anderson]	Tony Atkins

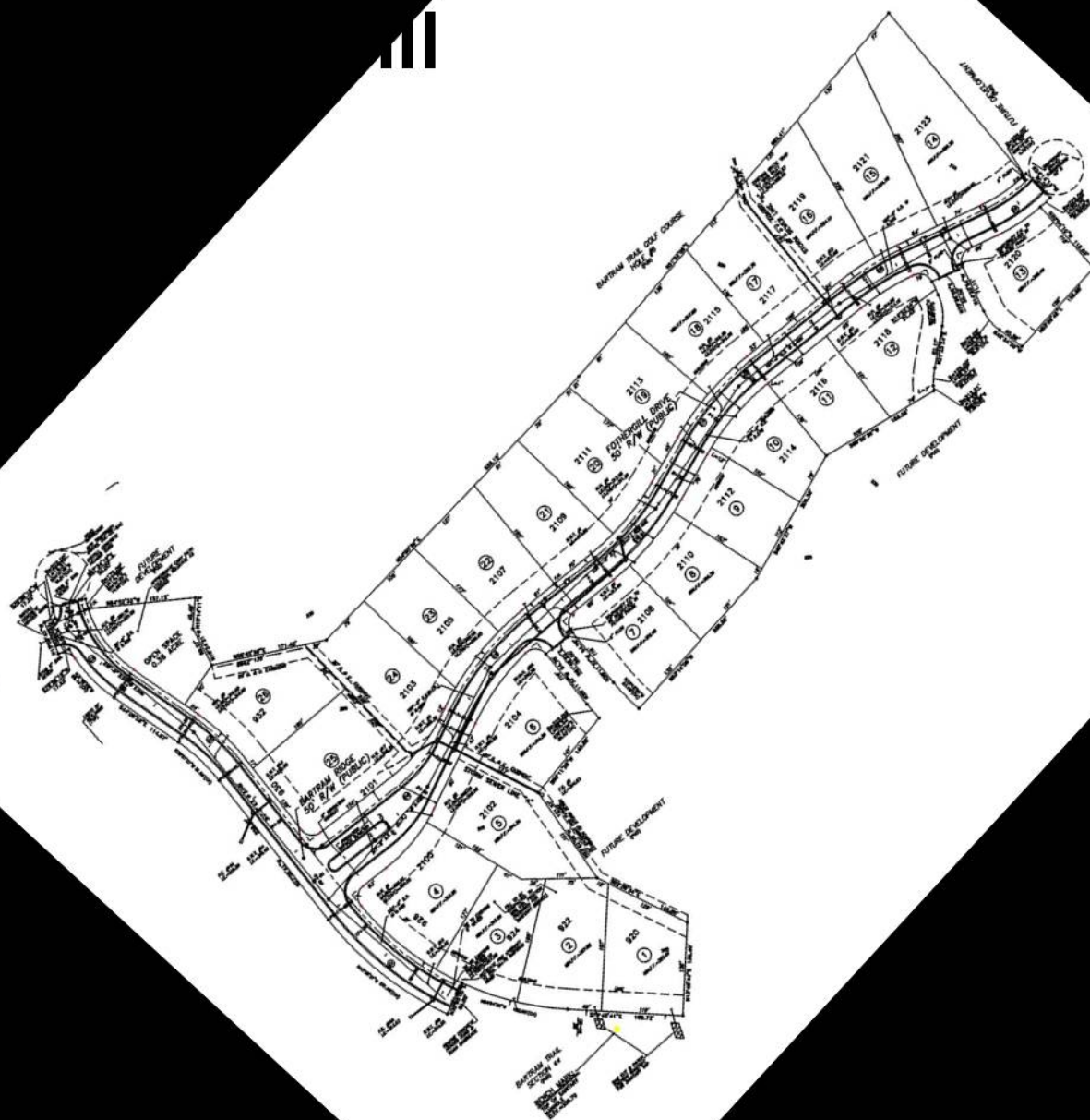
Meeting Schedule: January 2007

Board/Commission	Date	Time	Location
Board of Commissioners	January 2, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 16, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 22, 2007	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, January 16, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, January 12, 2007 to place their name on the agenda for presentation.

Bartram Trail III







FINAL PLAT

BARTRAM TRAIL III

Property Information

Subdivision Name	Bartram Trail III
Location/address	Bartram Ridge off Columbia Road
Development Acreage	12.77 acres
Number of lots/units	26 (2.04 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	Cranston Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

Euchee Creek Investors, Inc. seeks final plat approval for Bartram Trail III. The plat shows 26 lots on 12.77 acres for a density of 2.04 lots per acre. The property is zoned PUD (Planned Unit Development). This item is scheduled to go before the Board of Commissioner on January 2, 2007 on debate. Staff will recommend approval of the final plat contingent upon BOC acceptance of these improvements. The plat will not be released until all changes have been completed.

Staff recommends **approval with conditions**.

Chastain Place I





**Chastain Place I
Plat**



FINAL PLAT

CHASTAIN PLACE I

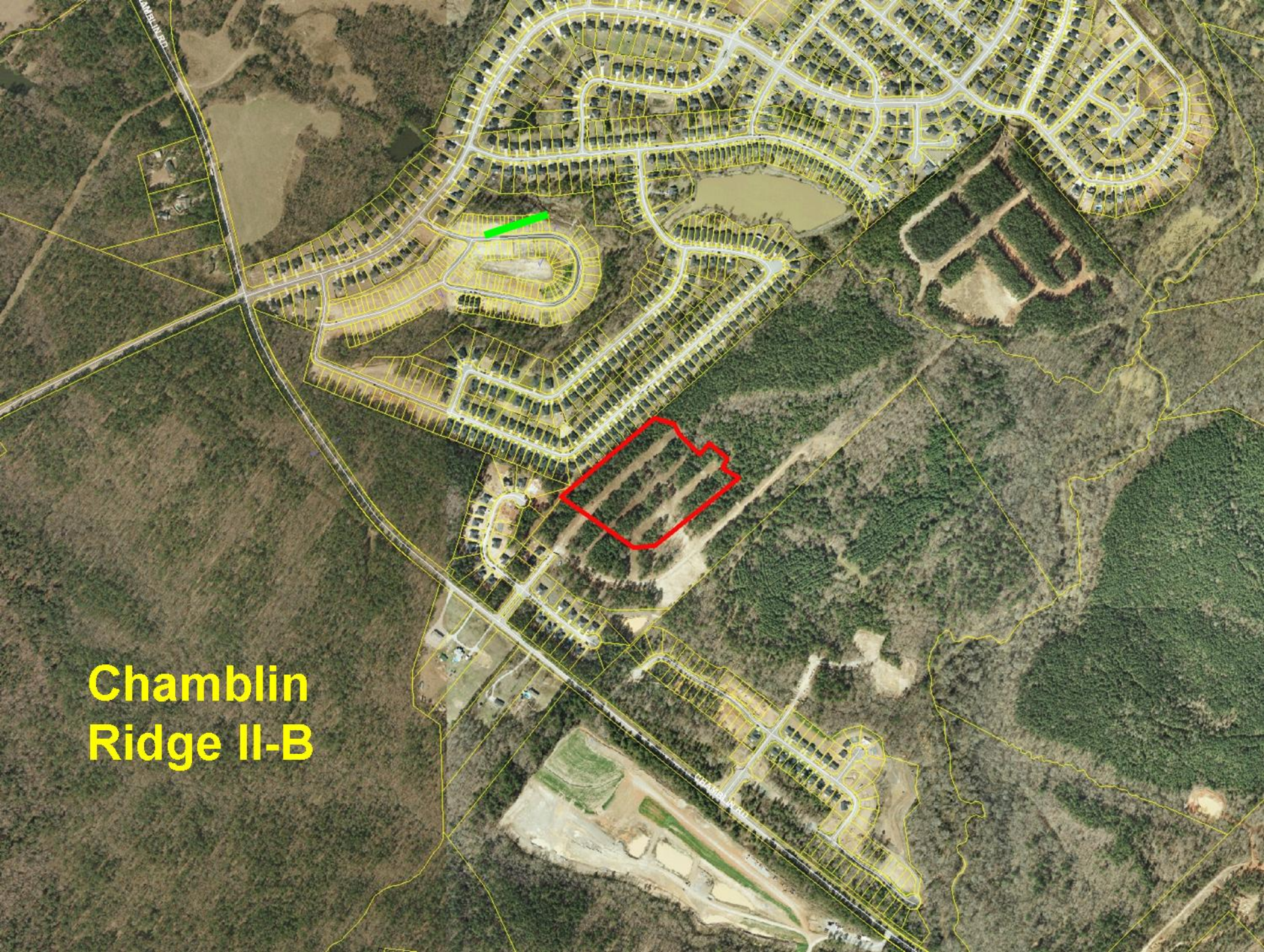
Property Information

Subdivision Name	Chastain Place I
Location/address	off of Chamblin Road
Development Acreage	27.85 acres
Number of lots/units	84 lots (3.02 lots/acre)
Zoning	R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

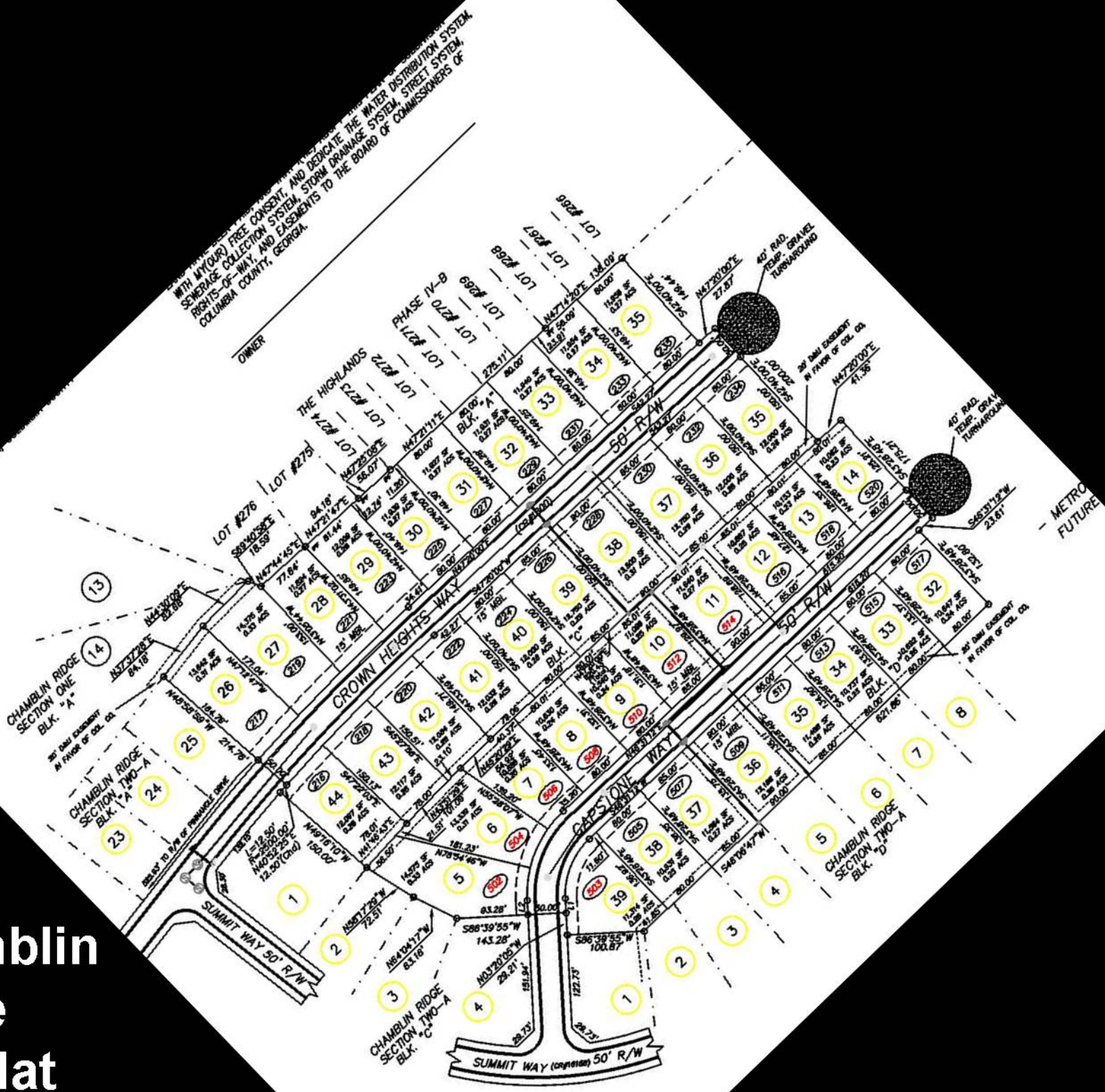
Blanchard & Calhoun, Inc. seeks final plat approval for Chastain Place I. The plat shows 84 lots on 27.85 acres for a density of 3.02 lots per acre. The property is zoned R-2 RCO (Single-family Residential with a Residential Cluster Overlay). This item is scheduled to go before the Board of Commissioner on January 2, 2007 on debate. Staff will recommend approval of the final plat contingent upon BOC acceptance of these improvements. The plat will not be released until all changes have been completed.

Staff recommends **approval with conditions**.



**Chamblin
Ridge II-B**

Chamblin Ridge II-B Plat





FINAL PLAT

CHAMBLIN RIDGE II-B

Property Information

Subdivision Name	Chamblin Ridge II-B
Location/address	off of Chamblin Road
Development Acreage	12.13 acres
Number of lots/units	38 lots (3.13 lots/acre)
Zoning	R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	Southern Partners, Inc.
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

Metro Homesites, LTD. seeks final plat approval for Chamblin Ridge II-B. The plat shows 38 lots on 12.13 acres for a density of 3.13 lots per acre. The property is zoned R-2 RCO (Single-family Residential with a Residential Cluster Overlay). This item is scheduled to go before the Board of Commissioner on January 2, 2007 on debate. Staff will recommend approval of the final plat contingent upon BOC acceptance of these improvements. The plat will not be released until all changes have been completed.

Staff recommends **approval with conditions**.

Village at Crossroads (Revision)



E194EBOFF

PARK WEST DR

SERIAL BLVD

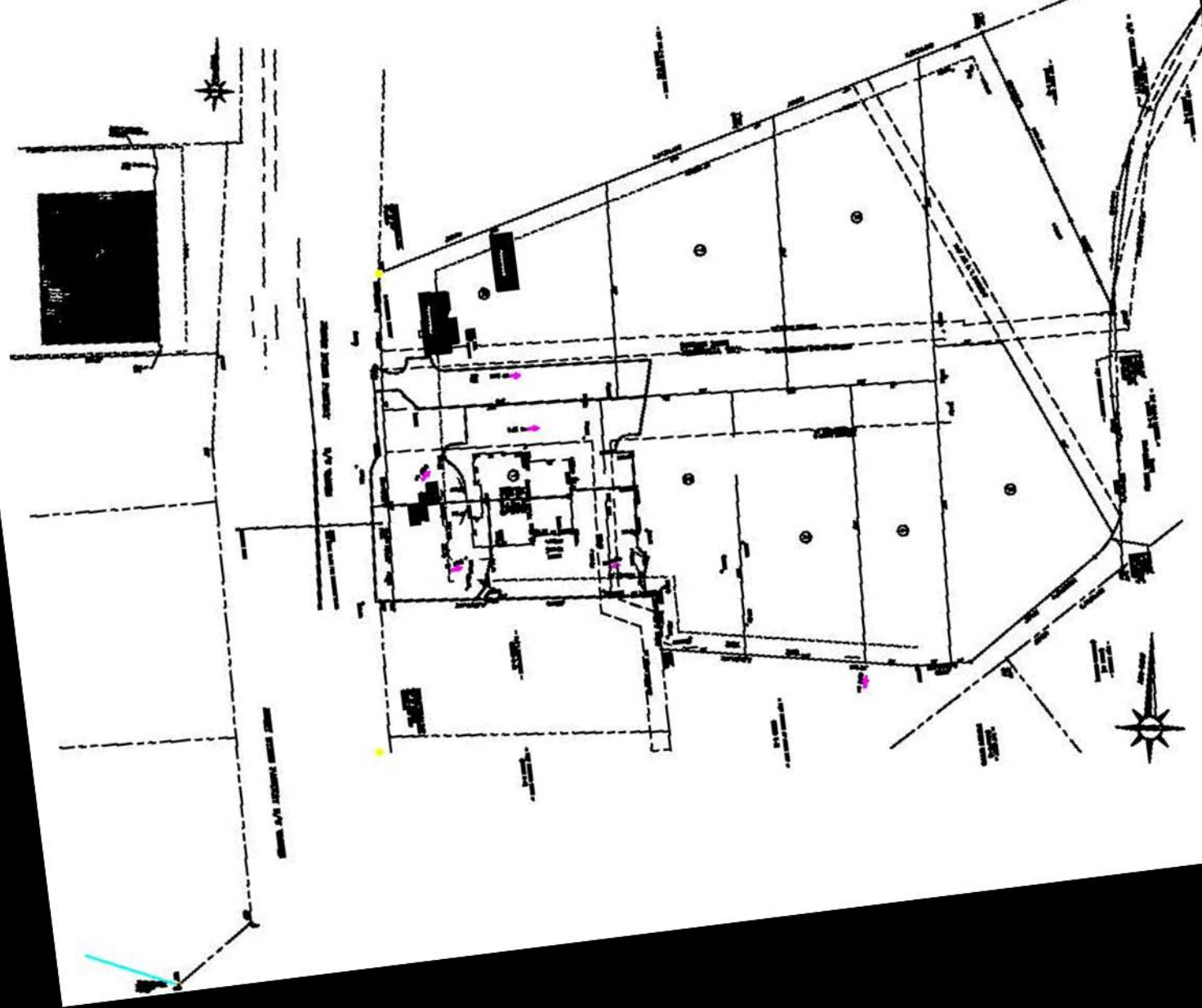
JIMMIE DYESS PKWY

WRIGHTSBORO RD

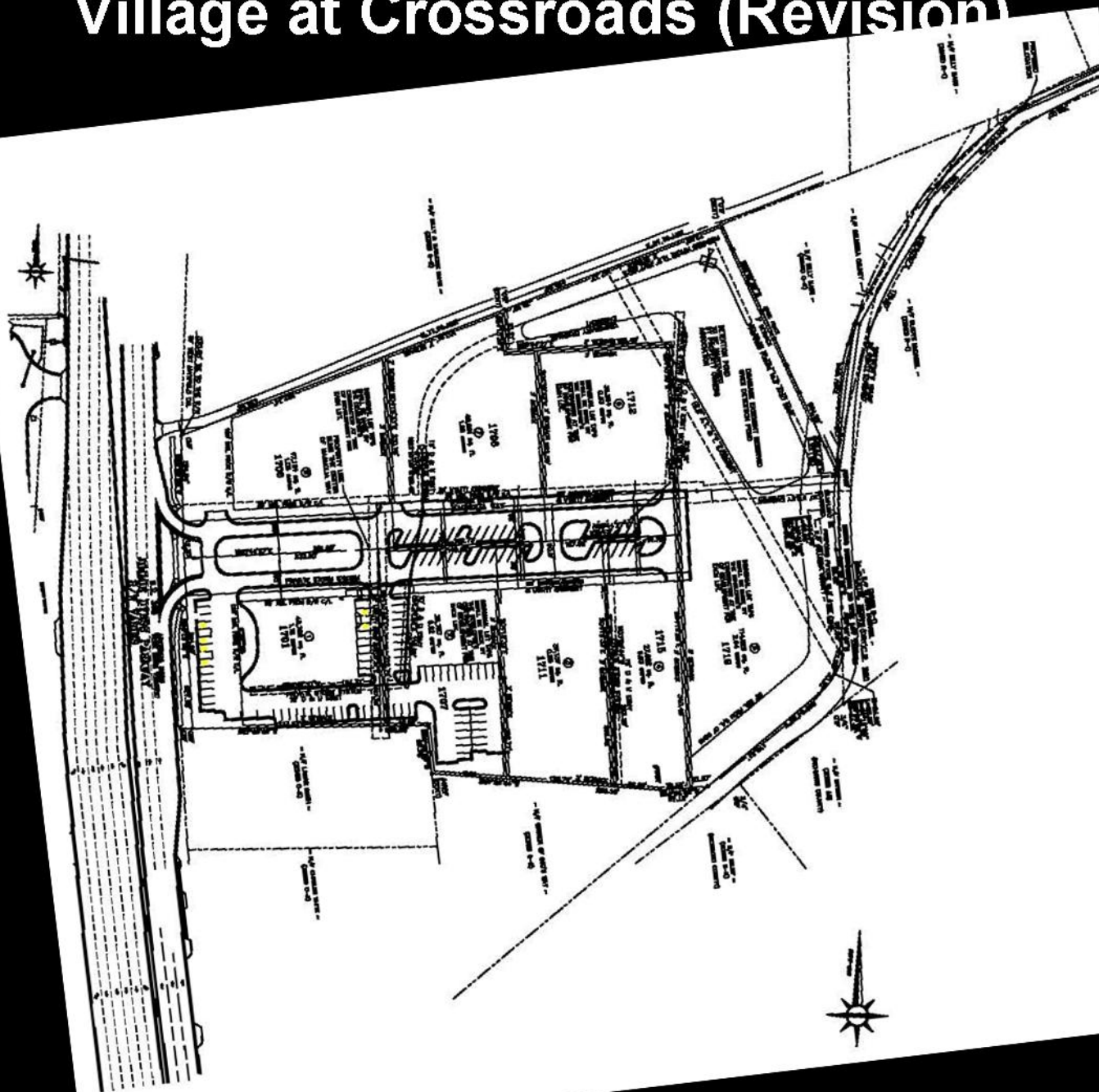
SANDY CREEK DR

MCDONALD DR

Village at Crossroads Original Plat



Village at Crossroads (Revision)





FINAL PLAT

VILLAGE AT CROSSROADS REVISION

Property Information

Subdivision Name	Village at Crossroads Revision
Location/address	Jimmie Dyess Parkway
Development Acreage	9.02 acres
Number of lots/units	8 lots (0.89 lots/acre)
Zoning	C-2 (General Commercial)
Streets	Private
Engineer/Surveyor	James Swift & Associates
Commission District	District 2 (Mercer)
Recommendation	Approval with conditions

Summary and Recommendation

Center for Primary Care seeks final plat approval for an amendment to Village at Crossroads located on Jimmie Dyess Parkway. The plat shows 8 lots on 9.02 acres for a density of 0.89 lots per acre. The property is zoned C-2 (General Commercial). The number of lots and the total site acreage have not changed since the original approval. However, because the owner has requested a relocation of lot lines for lots 6, 7, and 8 to accommodate the needs of potential tenants, this item requires Planning Commission approval once again. The relocation of drainage and utility easements reserved to Columbia County along those lot lines is also necessary. Because of the request to relocate the easements, the BOC must grant approval once again. This item is scheduled to go before the Board of Commissioners on January 2, 2007 on debate. Staff will recommend approval of the final plat contingent upon BOC acceptance of the revised easements. The plat will not be released until all changes have been completed.

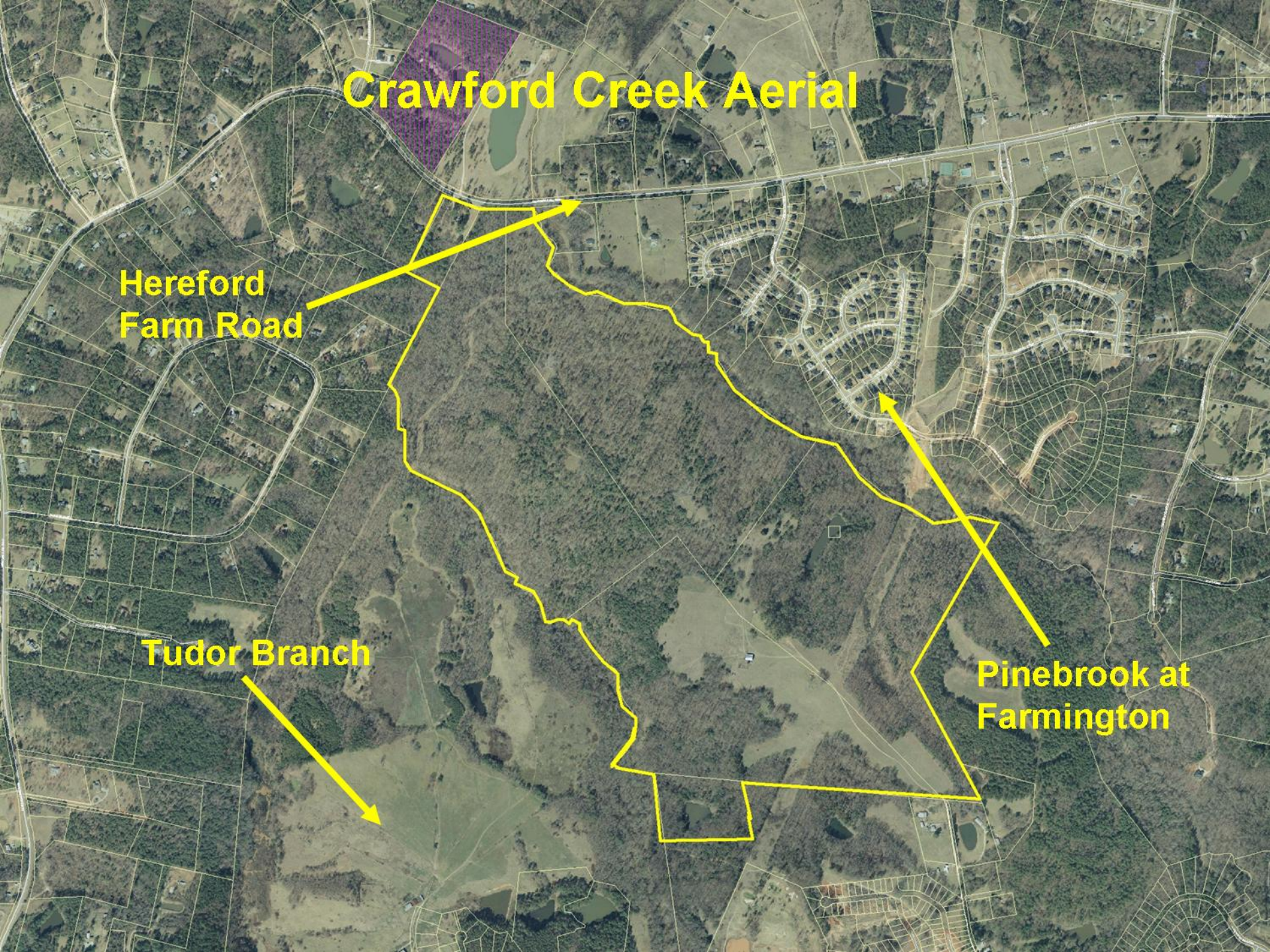
Staff recommends **approval with conditions**.

Crawford Creek Aerial

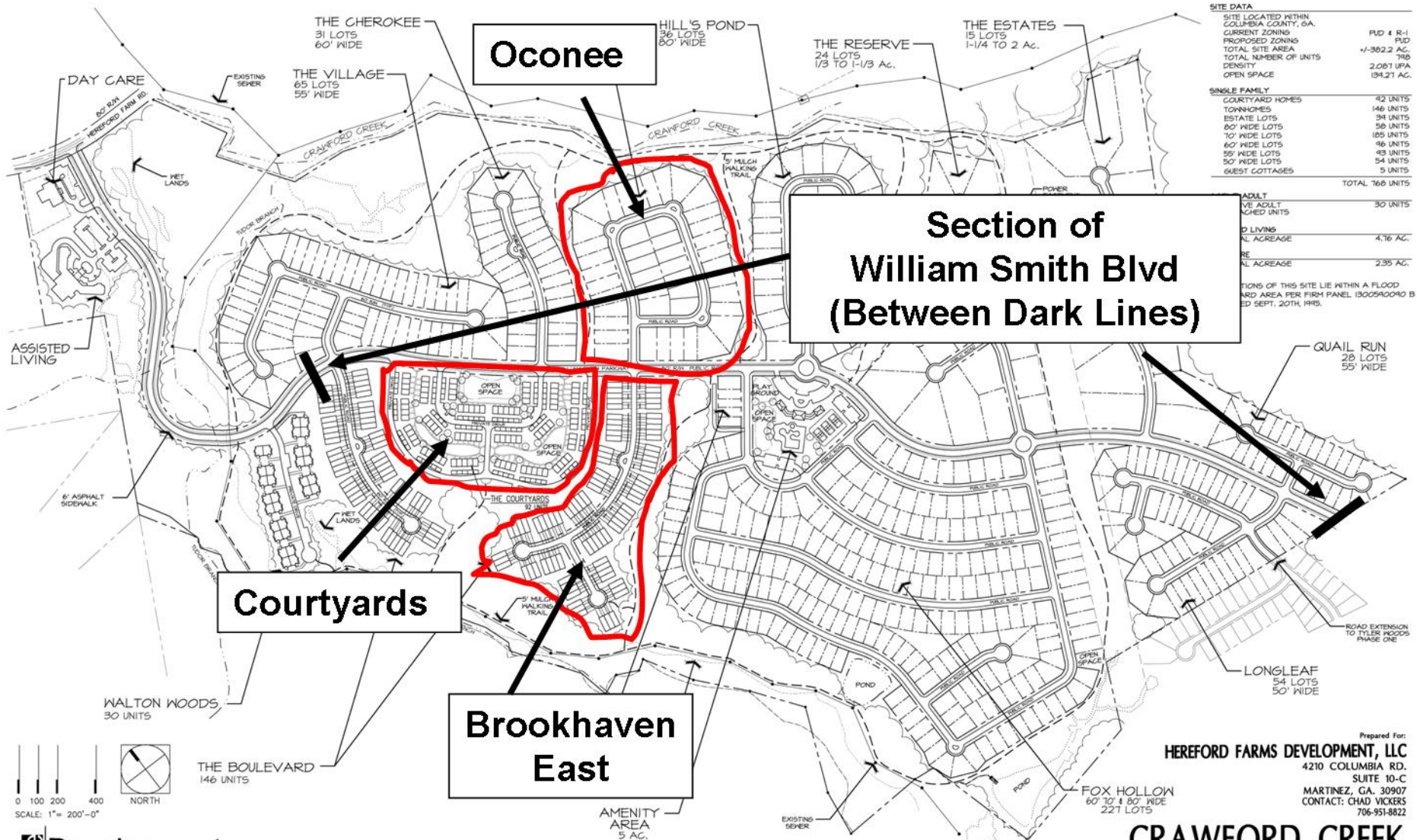
Hereford
Farm Road

Tudor Branch

Pinebrook at
Farmington



Crawford Creek Master Plan



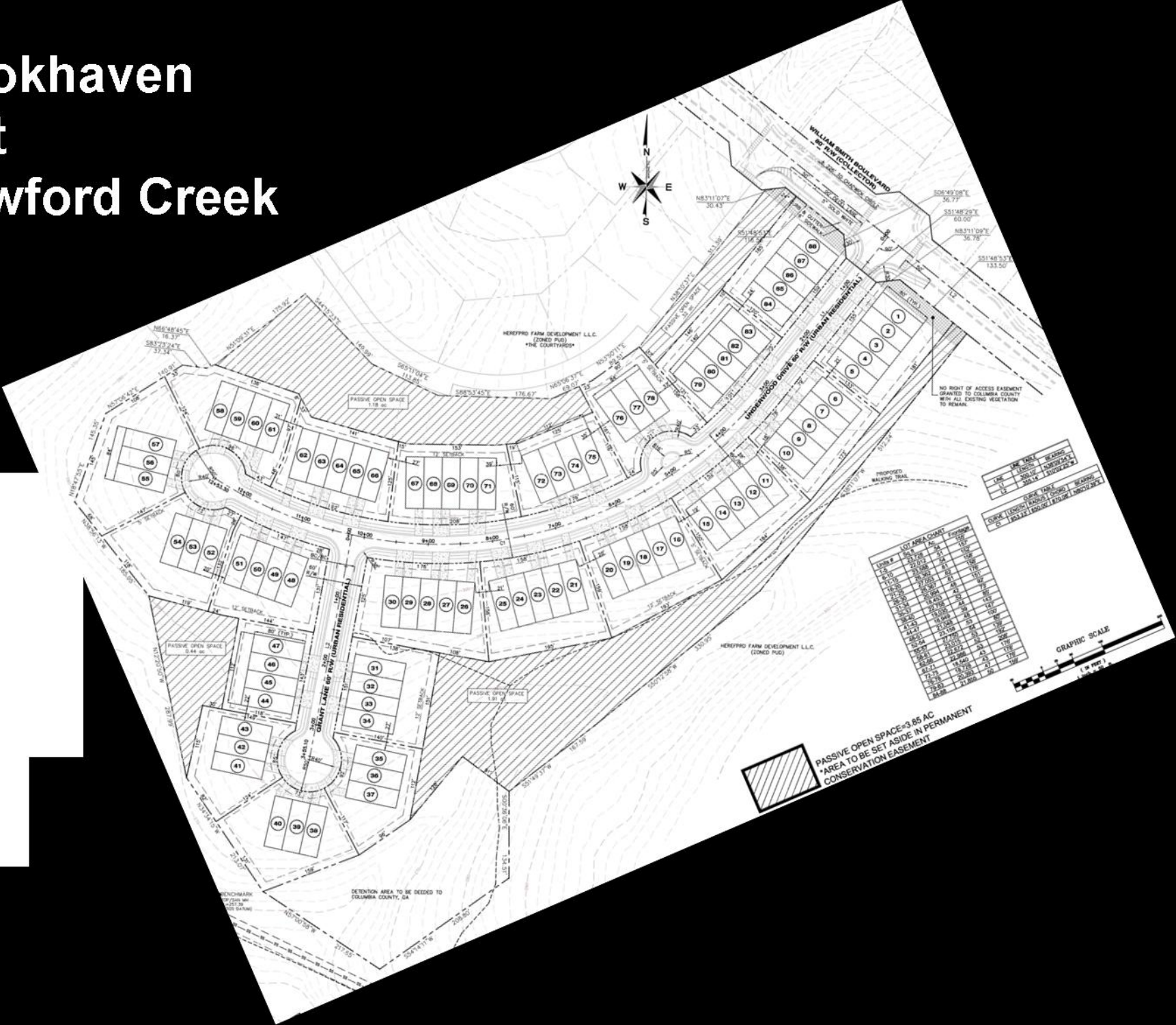
SITE DATA	
SITE LOCATED WITHIN COLUMBIA COUNTY, GA.	PUD # R-1
CURRENT ZONING	47-302.2 AC.
PROPOSED ZONING	790
TOTAL SITE AREA	2,081 UPA
TOTAL NUMBER OF UNITS	134.21 AC.
DENSITY	
OPEN SPACE	

SINGLE FAMILY	
COURTYARD HOMES	43 UNITS
TOWNHOMES	146 UNITS
ESTATE LOTS	34 UNITS
60' WIDE LOTS	50 UNITS
70' WIDE LOTS	185 UNITS
60' WIDE LOTS	46 UNITS
55' WIDE LOTS	43 UNITS
50' WIDE LOTS	54 UNITS
GUEST COTTAGES	5 UNITS
TOTAL	760 UNITS

ADULT	30 UNITS
VE ADULT	30 UNITS
AGED UNITS	30 UNITS
2 LIVING	4.16 AC.
AL ACREAGE	4.16 AC.
RE	2.35 AC.
AL ACREAGE	2.35 AC.

CTIONS OF THIS SITE LIE WITHIN A FLOOD
RD AREA PER FIRM PANEL 13005A0000 B
RD SEPT. 20TH, 1995.

Brookhaven East Crawford Creek





PRELIMINARY PLAT

BROOKHAVEN EAST CRAWFORD CREEK

Property Information

Subdivision Name	Brookhaven East Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	11.254 acres
Number of lots/units	88 units (7.8 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	

Summary and Recommendation

This subdivision is a part of the large Crawford Creek development that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on November 27 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 4. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

William Smith Boulevards



PRELIMINARY PLAT

WILLIAM SMITH BOULEVARD

Property Information

Subdivision Name	William Smith Boulevard
Location/address	off of Hereford Farm Road
Development Acreage	N/A
Number of lots/units	Street Dedication
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	

Summary and Recommendation

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on October 31 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 4. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

The Oconee Plat



PRELIMINARY PLAT

THE OCONEE

Property Information

Subdivision Name	The Oconee
Location/address	William Smith Boulevard
Development Acreage	20.36 acres
Number of lots/units	45 lots (2.21 lots/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	

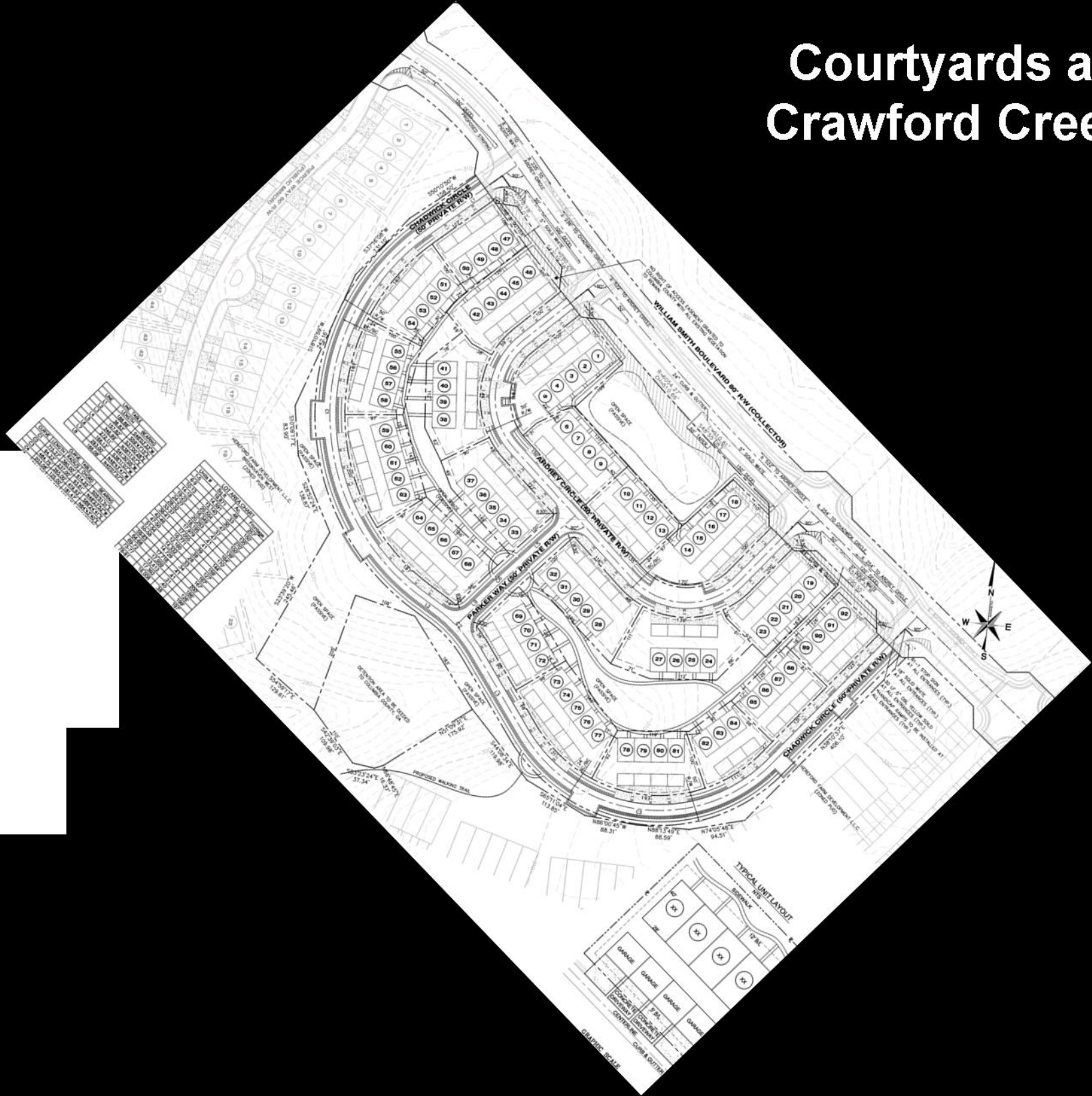
Summary and Recommendation

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on October 13 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 4. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

Courtyards at Crawford Creek





PRELIMINARY PLAT

COURTYARDS AT CRAWFORD CREEK

Property Information

Subdivision Name	Courtyards at Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	15.20 acres
Number of lots/units	92 units (6.05 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	

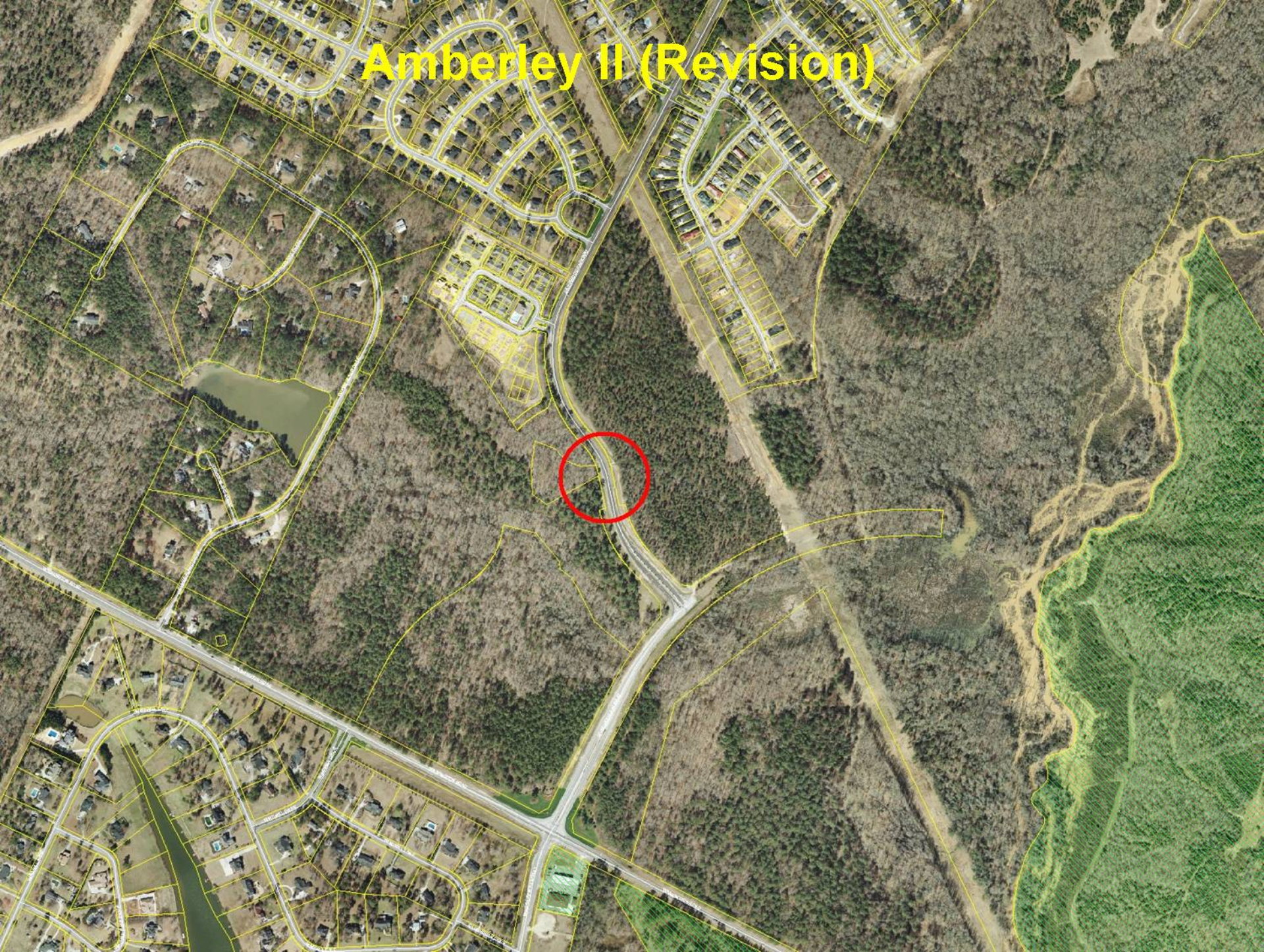
Summary and Recommendation

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on September 26 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 4. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

Amberley II (Revision)



Amberley II (Revision)





PRELIMINARY PLAT

RIVERWOOD PARKWAY REVISION

Property Information

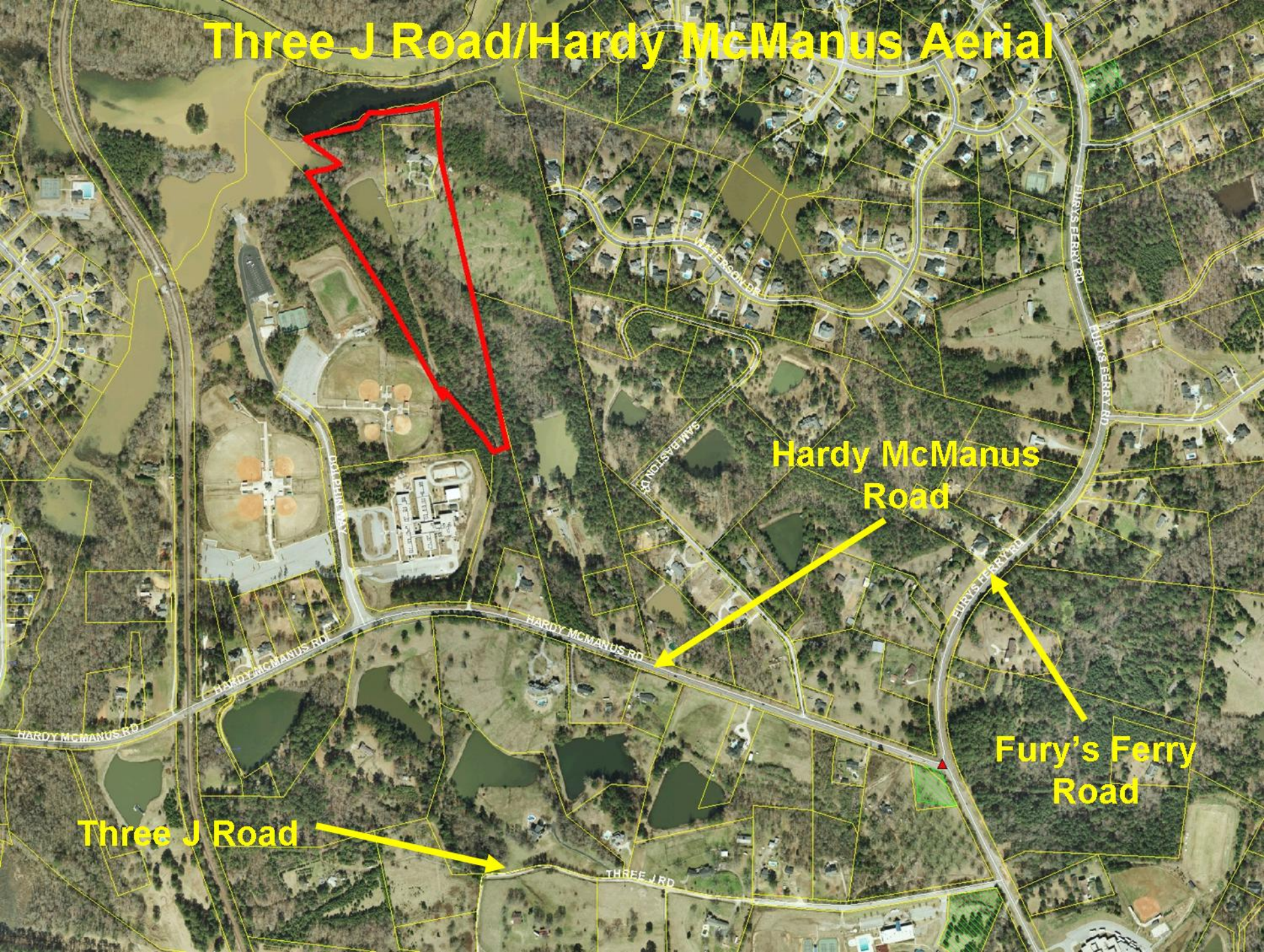
Subdivision Name	Riverwood Parkway Revision
Location/address	Amberley Lane at Riverwood Parkway
Development Acreage	N/A
Number of lots/units	Subdivision Road Revision
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Civil Design Solutions
Commission District	District 3 (Ford)
Recommendation	Approval with changes

Summary and Recommendation

The developer, Riverwood Land, LLC, seeks preliminary plat approval for a revision to the design for Riverwood Parkway at its intersection with Amberley Lane. Originally, this intersection was designed to be a typical intersection with Riverwood Parkway acting as a through street. After some additional planning and consideration of future traffic flow involving the proposed commercial villages surrounding this intersection, both staff and the developer have determined that a traffic circle would be the best alternative. Several factors were taken into consideration to arrive at this conclusion. The plat has received all necessary approvals with a few changes to be made to the plat before release for construction.

Staff recommends **approval with conditions**.

Three J Road/Hardy McManus Aerial

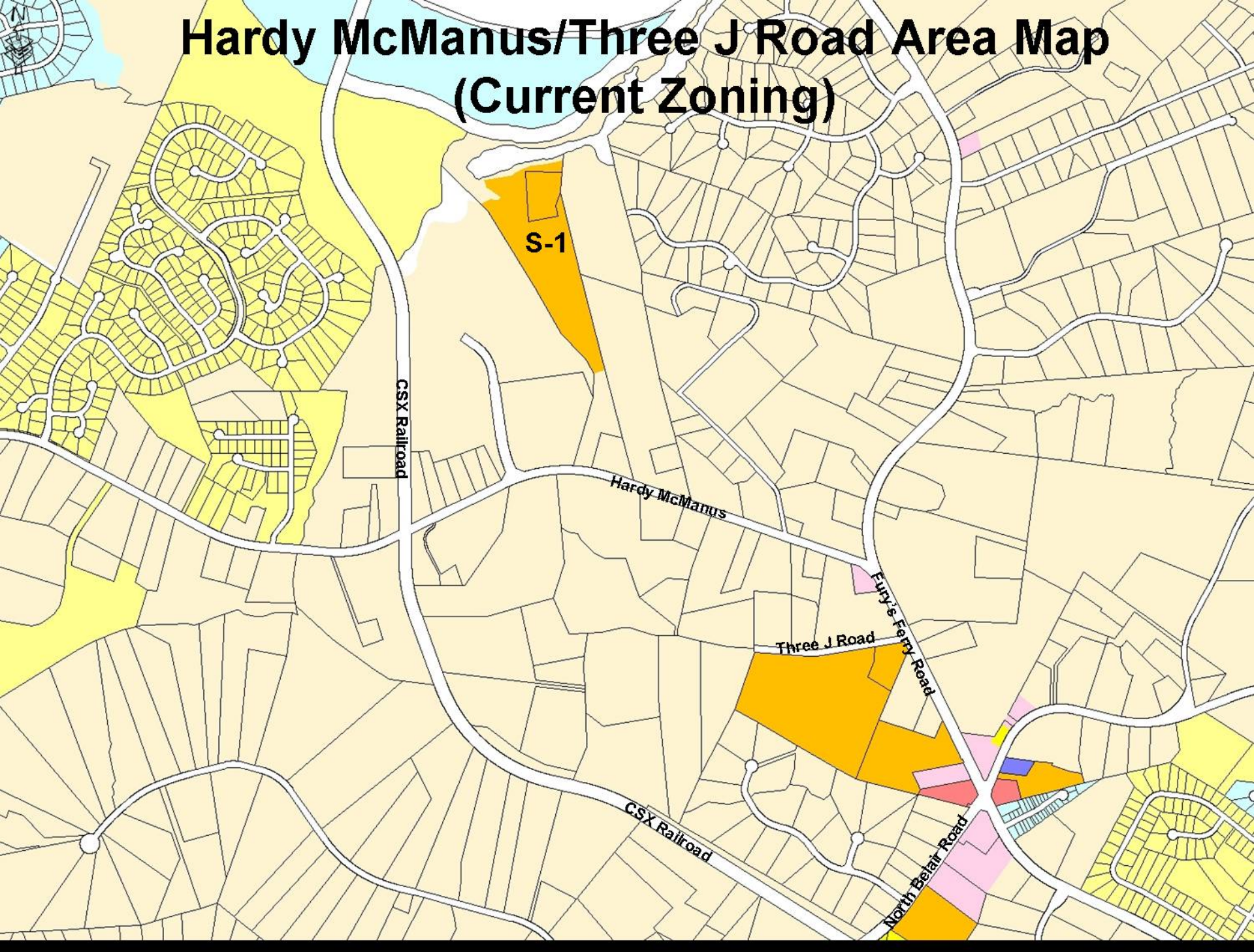


Hardy McManus
Road

Fury's Ferry
Road

Three J Road

Hardy McManus/Three J Road Area Map (Current Zoning)





REQUEST TO INITIATE COUNTY REZONING

January 4, 2007

FILE: N/A

S-1 to R-1

Property Information	
Tax ID	Tax Map 071 Parcel 013B and a portion of Tax Map 071 Parcel 013
Location/address	1267 Fury's Ferry Road and 4419 Hardy McManus Road
Parcel Size	± 21.40 acres
Current Zoning	S-1 (Special District)
Existing Land Use	Developed as single-family residential
Future Land Use	Low Density Residential
Request	R-1 (Single-family Residential)
Commission District	District 1 (Brown)
Recommendation	Approve Request

Summary and Recommendation

The staff seeks concurrence from the Planning Commission to initiate the rezoning of two parcels located on Hardy McManus Road just west of Fury's Ferry Road from S-1 to R-1. The existing S-1 (special district) zoning was put in place on January 7, 1986. At that time, the applicant, Otis Bartlett, requested the special use to permit the development of a public recreational area due to the close proximity of these parcels to the Savannah River. This use was never developed, however, which has led the current owners of the property, David and Deborah Huguenin, to request that the County change the zoning back to R-1 to permit single-family residential development, which is more in line with the current Growth Management Plan and the surrounding land uses, which include large lot single-family residential development and Riverside Elementary School.

The R-1 zoning will allow these tracts to be subdivided into lots of 30,000-40,000 square feet (depending on sewer availability) provided that they meet the minimum requirements for County road frontage. This will allow more beneficial use of the properties. Planning staff has consulted with the Tax Assessor's office, and they have noted that these tracts are currently being assessed at residential rates; therefore, this zoning change will not have any effect on the property taxes.

With the planning commission's approval, staff will initiate the rezoning of these properties by properly advertising the public hearing for February 1, 2007. Staff will notify both property owners by letter of the date of the public hearing.

Interdepartmental Review

None at this time.